



## Denver Federal Center SITE PLAN STUDY

May 2006

### Frequently Asked Questions No. 2

**Q:** Why is a Master Site Plan Study for the Federal Center necessary?

**A:** Since the existing Federal Center Master Site Plan and Environmental Impact Statement (EIS) were completed in 1997, our community has grown and changed. It's time to take a new look at options and possibilities for the future.

**Q:** What is the project timeline?

**A:** The Master Site Plan and a parallel Environmental Impact Statement (EIS) will take place over an 18- to 24-month period, with completion slated for summer 2007. The schedule has been extended slightly to allow additional time for preliminary analysis and input.

- Project kick-off/program planning: Fall/Winter 2005
- Introductory open house events: March 2006
- Development of master site plan concepts: Spring 2006
- Public scoping meetings/open houses: May 2006
- Receive and analyze public comments: Spring 2006
- Refine master site plan concepts: Summer 2006
- Prepare draft master site plan/EIS impact assessment: Fall 2006
- Public comment and review of draft master site plan/EIS: Winter 2007
- Review/respond to public comments: Winter 2007
- Prepare final master site plan/EIS: Spring 2007
- Public comment/review of final master site plan and EIS: Summer 2007
- Prepare EIS record of decision: Summer 2007

**Q:** Why is the planning so conceptual?

**A:** The Master Site Plan Study began in late 2005 with data collection and was introduced to federal tenants and the community at open house events in early March. Over the next 18 to 24 months, there will be numerous opportunities to learn more and get involved. The Master Site Plan is designed to establish a long-term vision – 20 years or more – for the Federal Center, so uses will remain flexible to accommodate inevitable changes in tenant and community needs over the coming years.

**Q:** How were decisions made about the transit station and the relocation of St. Anthony Central Hospital?

**A:** The City of Lakewood and the Regional Transportation District have been in discussions with the General Services Administration (GSA) for several years regarding the future of the Federal Center, with the primary goal of ensuring that the Federal Center remains a major employment center in the community. Over two years ago, the City approached GSA about the potential relocation of St. Anthony to the site. RTD and GSA have been working for over 10 years in planning for enhanced transit options within closer proximity to the core area of the Federal Center.

The entire Federal Center is approximately 640 acres. While the entire site is proposed for annexation into the City of Lakewood, only 65 acres on the westerly portion of the site is being considered for disposal through the City of Lakewood at this time for these specific projects. They are considered “anchor projects” in the Site Plan Study.

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For more information, visit these Web sites:

- City of Lakewood:  
[www.lakewood.org](http://www.lakewood.org)
- RTD FasTracks West Corridor:  
[www.rtd-denver.com/fastracks](http://www.rtd-denver.com/fastracks)

**Q: What kind of opportunities do Federal Center tenants have to give their input?**

**A:** Meeting federal tenant needs are a priority of the Master Site Plan Study. Tenants have been involved from the beginning, starting with a series of January 2006 meetings involving representatives of 25 agencies located at the Federal Center, as well as a federal tenant open house on March 2. A second open house is planned for May 16. There will continue to be opportunities to receive comments and input from federal tenants, as well as other stakeholders, throughout the Master Site Plan and EIS process.

**Q: Will any federal buildings be demolished?**

**A:** As part of a long-term (20+ years) plan, it is possible that some buildings will be renovated, replaced or demolished. These decisions will depend on specific reinvestment needs of facilities, federal tenant program and space requirements, building conditions and available options for meeting these needs.

**Q: How will security issues be addressed? Will the center still be gated?**

**A:** Seeking a balance of security for federal tenants and access for the public is an important part of this project. A range of security options that are sensitive to these needs will be explored throughout the planning process.

**Q: How will increased traffic be handled? Will new access roads be created?**

**A:** Traffic impact and analysis studies are an important component of the Master Site Plan Study process. Other than the addition of Routt Street from Center Avenue south to Alameda Avenue to accommodate the proposed hospital, no decisions have been made concerning new roadways. Additional access and circulation options will be explored as part of the planning process.

**Q: Will open space and other natural features be preserved? Will there be bike paths and walking trails?**

**A:** Thoughtful use of open space is a priority in the planning process. There are many unique natural and topographic features at the Federal Center that will play a role in the land use design. Multiple trails already exist within the Federal Center property and along Alameda Avenue, Kipling Street and Union Boulevard. Exploring connections to those existing trails is an important part of the Master Site Plan and EIS process.

**Q: How will environmental issues such as wildlife preservation/relocation and any clean-up issues be addressed?**

**A:** The Master Site Plan and EIS will examine all resources with the potential to be affected by the implementation of the master site plan designs.

**Q: Are sustainable solutions and ideas for energy-efficient buildings being incorporated into the plan?**

**A:** GSA design standards promote functional proficiency, aesthetic sensibility and cost efficiency, and encourage sustainability and best practices in architectural design and construction. These will be important considerations of the planning process.

**Q: Is there a project website?**

**A:** [www.gsa.gov/dfcsiteplan](http://www.gsa.gov/dfcsiteplan)

**Q: How can I comment/get involved?**

**A:** Complete a comment form and leave with a project team member or in the comment basket provided, or mail to:

- U.S. General Services Administration  
DFC Site Plan Study  
One Denver Federal Center  
P.O. Box 25546  
Denver, CO 80225-0546
- E-mail [dfcsiteplan@gsa.gov](mailto:dfcsiteplan@gsa.gov)
- Watch for notices of upcoming tenant and community open houses
- Call Lisa Morpurgo, Senior Project Manager, GSA, 303-236-8000, ext. 5039